

2024 Broken Spoke Stagecoach Springs (BSSCS) POA Meeting Minutes

Meeting Date/Time: 17 Feb 2024/1:00pm

Location: Community Shared Well, County Road 460

Call to Order & Establish a Quorum:

Bill Meyers welcomed everyone in attendance and the meeting was called to order at approximately 1:00pm. It was determined a quorum was present. Everyone was asked to sign the signup sheet. In attendance were 4 board members, and 4 residents.

Introductions:

Board Members in Attendance: Gil Wheeler (President/Web Master), William (Bill) Meyers (Vice President), Janelle Meyers (Treasurer), and Renee Bevirt (Secretary).

Board Members Absent: Paul Marriott (Member at Large).

Introductions were made and the members all mentioned their lot numbers. Don and Francis Barker, Margie Wheeler and Kory Wallace were in attendance.

Old Business:

Bill and Gil discussed the well house improvements completed in October 2023. The five well owners paid for supplies to have the well house reroofed, insulated, and painted. Ranch members volunteered to complete the work. There is some interior work that needs to be completed, supplies and volunteers are lined up to complete the work.

Officer's Reports:

Reading of the Minutes:

Renee Bevirt read the 2023 minutes to all in attendance. Kory Wallace made a motion to accept said minutes, Margie Wheeler seconded the motion, and the minutes were approved as written.

Treasurer Financial Statements:

Janelle Meyers read the annual Financial Report (available to owners upon request). She discussed the current balance, and the expenses that occur during the year. Revenue was as expected. Expenses were normal operating expenses except for writing off past due POA dues. These dues were written off as they were dues from previous property owners and deemed uncollectable.

Don Barker made a motion to accept Financials, Margie Wheeler seconded the motion, and the Financial Report was approved as written.

Election of Directors (Quorum met):

Up for reelection were Gilbert Wheeler and Janelle Meyers.

Gil Wheeler asked if anyone in the crowd was interested in a board position, and no one came forward. Ballots had been collected but no new names were mentioned other than the current board members.

Margie Wheeler nominated Kory Wallace, but he declined.

By acclamation Gil and Janelle were voted in for another term.

The board members are as follows with term end dates:

Gilbert Wheeler – President/ Webmaster - 2026

Bill Meyers – Vice President - 2025

Janelle Meyers – Treasurer - 2026

Renee Bevirt – Secretary - 2025

Paul Marriott - Member at large -2025

New Business:

- Bill Meyers discussed the boards goals for 2024. The board's main focus will continue to be maintaining the community well, the roads and the cattle lease. The board is looking at 3 other goals for 2024 due to Texas legislation (House Bill 614) passing new rules for POA/HOAs that went into effect 1/1/24, it primarily deals with fines for violations. The new law requires that all fines be outlined in the POA Restrictions and Covenants.
 1. Develop procedures that comply with the new law and present them to the members. These procedures require a change to the Restrictions and Convents detailing the fines associated with violations.
 2. Identify known permanent structure violations of the Restrictions and Covenants and work with owners to document appropriate exemptions properly in records. Documentation will allow us to provide accurate information to title companies and protect the POA and members.
 3. Develop procedures to handle violation issues brought forward by members or violations in public view of the roadways.

The Board intends to provide information to members on these procedures and bring to a vote by all landowners at the annual meeting next year. This will require 51% approval to pass.

- Gil asked the property owners to fill out Lease Agreement Certification Statement 2024-2029 for the cattle lease in the subdivision. Each tract can fill out a form. This will give Mr. Whitworth, who owns the cattle, grant money for feed and supplies for his cattle business. This will help him, especially in times of drought when there isn't enough grass to feed the cattle.
- Gil discussed that fencing needs to be patched on the perimeter of the subdivision. The cows sometimes cross over, mostly on the south fence line. Mr. Whitworth is asking for the property owners to walk the fence lines and patch as needed. Gil and/or volunteers could walk the fence lines with approval from the property owners.
- Major repairs to the ranch roads were done in 2022. The board is looking for a contractor to conduct needed road repair and maintenance as per our Restrictions and covenants.
- A resource list is currently being maintained and updated by a group in Rocksprings. Copies of the Edwards County Resource List are available at various businesses in Rocksprings. Minor repairs, parts or tools needed to mend or complete a job might be found with neighbors.
- The board will post the 2024 meeting minutes on the Ranch Website and will email out the most recent version of the resource list and the Lease Agreement Certification Statement for owners to complete for the cattle rancher.

Margie Wheeler made a motion to approved the new business and Kory Wallace seconded.

Meeting Adjournment:

There was a motion made to adjourn the meeting. The motion was seconded by Margie Wheeler and approved by the owners at 1:29 pm.

GILBERT (GIL) C. WHEELER
BSSCS POA President